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# 3-Bedroom FARMHOUSE

COOPERATIVE  
FARM BUILDING  
Plan No. 7167

(3 - SHEETS)

PLAN EXCHANGE

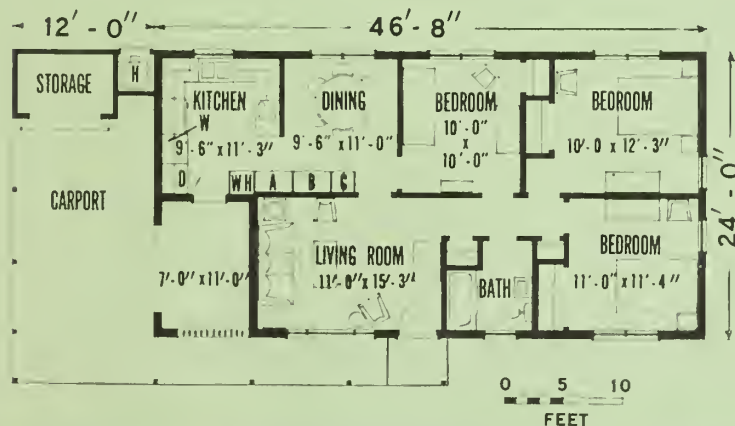
... slab on grade

This livable and eye-pleasing house has resulted from good use of materials and space. The screen block and the wooden louvers not only make the porch private but also add interest to the exterior. Further contrast to add interest may be built into the house by using color on the wall surfaces and the roof. Economy in construction has not detracted from the beauty of this dwelling.

In most localities, masonry unit walls and a concrete

slab floor are cheapest to build. The working drawings also describe brick veneer over wooden framing and conventional wood framing with a wooden floor over a crawl space.

Rooms are arranged to serve changing family needs. The bedroom off the dining area can also serve as a family room, den, or office. The porch may be used for out-of-door dining or as a children's play area in view of the work center of the house.



W—Washer  
D—Dryer  
H—Heater  
WH—Water Heater  
A—Chore Clothes  
B—Canned Goods  
C—Cleaning Supplies

HOUSE AREAS:	Square Feet
Living.....	1,120
Carport, storage, and covered walk	446

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## WINDOWS

The awning-type windows in this house are designed to provide controlled ventilation and a pleasing exterior appearance. They are also easy to operate from inside.



Best use of wall space for arranging furniture, cabinets, and household equipment requires three window sill heights. Varying sill heights detract from the exterior appearance unless they are skillfully blended with the walls of the house. Bold horizontal lines, created by raking the mortar from the horizontal joints and by flushing the mortar in the vertical joints, maintain integrity of line to give a pleasing horizontal emphasis at 8-inch height modules.

When buying the awning-type windows specified in the window schedule of plan 7167, consider the following points:

- A dual-arm control holds both sides of the sash to give smooth operation.
- A push bar or crank allows the window to be operated without removing the inside screen.
- High-quality hardware gives continued satisfaction.
- Polypropylene or wool weatherstripping is superior to inflexible metal or hard plastic.
- Glass should be double-strength. Type A glass has fewer imperfections than Type B, and should be used where warranted by the view.

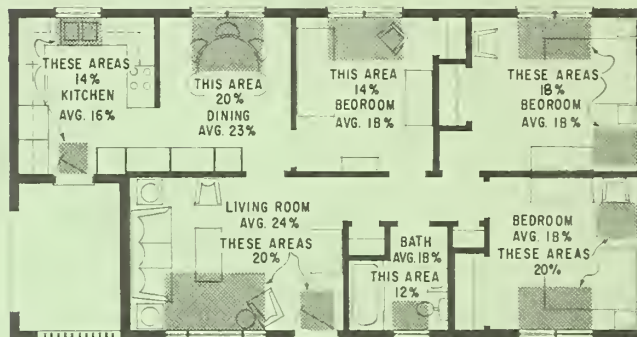
When fully open, awning-type windows give a free air flow; when partly opened, they give a diversionary draft toward the ceiling. Screens and storm sash are easily installed on the inside.

Opened awning-type windows may be a hazard to persons walking close to the house.

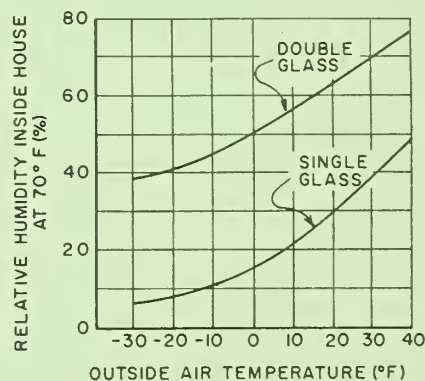


**Window areas:** Windows installed in a wall cost nearly twice as much as a plain exterior wall of the same area. Therefore, economy demands few and small window openings. Window area is commonly expressed as a ratio (percentage) of the window area to the floor area. The recommended ratio varies with the use of the room.

In the plan view shown below, the shaded area on the floor indicates the ratio of window area to floor area. The percentages for plan 7167 are compared to the average of minimum percentages recommended by specialists who responded to questioning by the Building Research Advisory Board in 1956.



**Condensation on windows:** Formation of dew or condensation on a window depends on three things: the outside temperature, the inside humidity, and the insulation value of the window. A double window formed by a tightly weather-stripped storm window installed inside the awning-type window has nearly twice the insulation value of a single window. The chart below shows estimates of outside temperatures and inside humidities at which condensation forms on single and on double windows.



Complete working drawings may be obtained through your county agent or from the Extension agricultural engineer at most State agricultural colleges.

### ORDER PLAN NO. 7167, 3-BEDROOM FARMHOUSE

If the working drawings are not available in your State, write to the U.S. Department of Agriculture, Agricultural Engineering Research Division, Plant Industry Station, Beltsville, Md. The U.S. Department of Agriculture does not distribute drawings but will forward your request to a State that does.

Developed by:  
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